



Planning and Transportation
301 W. Chestnut
Rogers, Arkansas 72756
479-621-1186
(FAX) 479-986-6896
www.rogersar.gov

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on April 19, 2016 at 4:30 p.m. on the application by Kellye Hamblen of Hamblen Design Services to Rezone 0.99 acres at 2705 W. Olive Street from A-1 (Agriculture) to RSF (Residential Single Family). The property being more particularly described as follows:

LEGAL DESCRIPTION:

A part of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas being more particularly described as commencing at a found iron pin for the Northwest Corner of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West; thence South 17°26'05" East a distance of 1,082.88 feet to a found iron pin; thence North 86°53'18" West a distance of 110.11 feet to a found iron pin; thence South 02°46'00" West a distance of 88.96 feet to a set iron pin for the POINT OF BEGINNING; thence continue South 02°46'00" West along said line, a distance of 171.35 feet to a found iron pin in the North right of way of West Olive Street; thence along said right of way North 87°00'23" West a distance of 250.06 feet to a found iron pin; thence leaving the North right of way line of West Olive Street North 02°09'26" East a distance of 171.37 feet to a set iron pin; thence South 87°00'23" East a distance of 251.88 feet to the POINT OF BEGINNING containing in all 43,004 square feet or 0.99 acres, more or less.

LAYMAN'S DESCRIPTION:

0.99 acres at 2705 W. Olive Street from A-1 (Agriculture) to RSF (Residential Single Family)

Jim White, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY 4-4-16
BILL THE CITY OF ROGERS

REZONING APPLICATION

NUMBER 16-08

APPLICANT PROVIDES:

APPLICANT NAME: Kellye Hamblen, Hamblen Design Services

ADDRESS: 102 N. Double Springs Rd., Farmington, AR 72730 ~~2705 W. Olive St.~~

EMAIL hamblendesignservices@gmail.com TELEPHONE NUMBER: 479-236-0172

PROPERTY OWNED BY: Red Bay, LLC TELEPHONE NUMBER: 479-530-7703

ADDRESS: 190 E. Stacy Rd. 306-373, Allen, TX 75002-8734

* GENERAL LOCATION OF PROPERTY: 2705 W. Olive St.

PRESENT USE: A-1 PROPOSED USE: R-SF


APPLICANT SIGNATURE

LEGAL DESCRIPTION OF PROPERTY: (metes and bounds or lot and block)
{Attach legal description as exhibit "A" if necessary.}

ATTACH A MAP SHOWING THE AREA TO BE REZONED

PLANNING AUTHORITY PROVIDES:

REZONING FROM: A-1 TO: RSF DATE FILED 3-31-16

PUBLIC HEARING DATE: 4-19-16 CONTINUED TO DATE: _____

APPLICATION FEE: \$200 ~~4677~~ OTHER FEES: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER _____

OTHER INFORMATION: _____

Jim Bryan
530-7703

Scale: 1"=100'

BAR SCALE

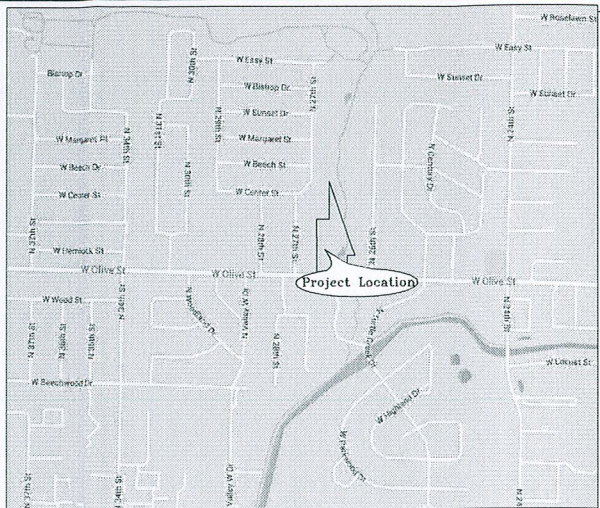
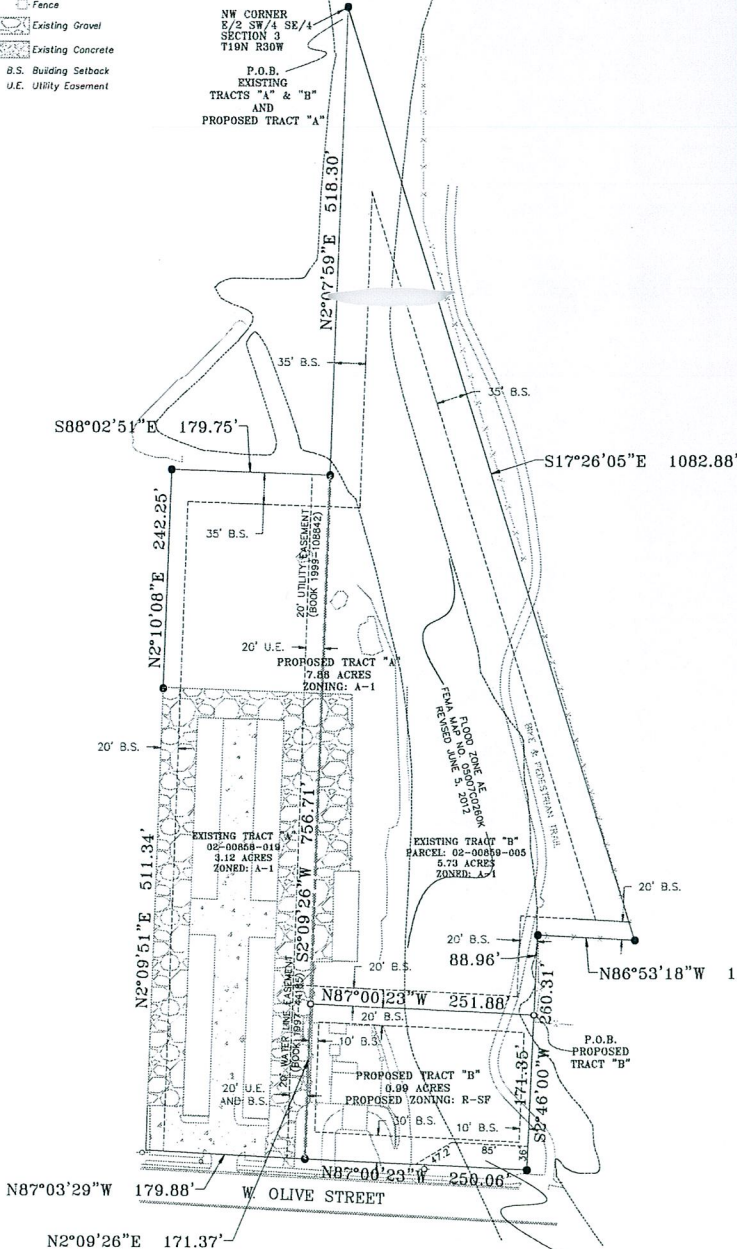
Legend:

- Found Iron Pin
- Set Iron Pin
- Fence
- Existing Gravel
- Existing Concrete
- B.S. Building Setback
- U.E. Utility Easement

OWNERSHIP INFORMATION:

EXISTING TRACT "A"
RED BAY, LLC & LERWICK I OIL & GAS, LLC
C/O DARREN PRINTZ
100 E. STACY RD. 306-373
ALLEN, TX 75002-8734

EXISTING TRACT "B"
RED BAY, LLC
C/O DARREN PRINTZ
100 E. STACY RD. 306-373
ALLEN, TX 75002-8734



Vicinity Map
NOT TO SCALE

LEGAL DESCRIPTION PRESENT TRACT "A":

A part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas being more particularly described as commencing at a found iron pin for the Northwest Corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West; thence South 02°07'59" West a distance of 518.30 feet to a found iron pin the POINT OF BEGINNING; thence South 02°09'28" West a distance of 585.33 feet to a set iron pin; thence continue South 02°09'28" West along said line, a distance of 171.37 feet to a found iron pin in the North right of way of West Olive Street; thence along said right of way North 87°03'29" West a distance of 179.88 feet to a found iron pin; thence leaving the North right of way line of West Olive Street North 02°09'56" East a distance of 753.59 feet to a found iron pin; thence South 88°02'51" East a distance of 179.75 feet to the POINT OF BEGINNING containing in all 135,781 square feet or 3.12 acres, more or less.

LEGAL DESCRIPTION PRESENT TRACT "B":

A part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas being more particularly described as commencing at a found iron pin for the Northwest Corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West; thence South 02°46'00" West a distance of 1,082.88 feet to a found iron pin; thence North 86°53'18" West a distance of 110.11 feet to a found iron pin for the POINT OF BEGINNING; thence continue South 02°46'00" West along said line, a distance of 171.35 feet to a found iron pin in the North right of way of West Olive Street; thence along said right of way North 87°00'23" West a distance of 250.06 feet to a found iron pin; thence leaving the North right of way line of West Olive Street North 02°09'26" East a distance of 171.37 feet to a set iron pin; thence continue North 02°09'26" East along said line, a distance of 585.33 feet to a found iron pin; thence North 02°07'59" East a distance of 518.30 feet to the POINT OF BEGINNING containing in all 249,481 square feet or 5.73 acres, more or less.

LEGAL DESCRIPTION PROPOSED TRACT "A":

A part of the West Half (W 1/2) and the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas being more particularly described as commencing at a found iron pin for the Northwest Corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West said point also being the Northwest Corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West; thence South 02°46'00" West a distance of 1,082.88 feet to a found iron pin; thence North 86°53'18" West a distance of 110.11 feet to a found iron pin; thence South 02°46'00" West a distance of 88.96 feet to a set iron pin; thence North 87°00'23" West a distance of 251.88 feet to a set iron pin; thence South 02°09'26" West a distance of 171.37 feet to a found iron pin in the North right of way of West Olive Street; thence along said right of way North 87°03'29" West a distance of 179.88 feet to a found iron pin; thence leaving the North right of way line of West Olive Street North 02°09'56" East a distance of 753.59 feet to a found iron pin; thence South 88°02'51" East a distance of 179.75 feet to a found iron pin; thence North 02°07'59" East a distance of 518.30 feet to the POINT OF BEGINNING containing in all 342,258 square feet or 7.86 acres, more or less.

LEGAL DESCRIPTION PROPOSED TRACT "B":

A part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas being more particularly described as commencing at a found iron pin for the Northwest Corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West; thence South 02°46'00" West a distance of 1,082.88 feet to a found iron pin; thence North 86°53'18" West a distance of 110.11 feet to a found iron pin for the POINT OF BEGINNING; thence continue South 02°46'00" West along said line, a distance of 171.35 feet to a found iron pin in the North right of way of West Olive Street; thence along said right of way North 87°00'23" West a distance of 250.06 feet to a found iron pin; thence leaving the North right of way line of West Olive Street North 02°09'26" East a distance of 171.37 feet to a set iron pin; thence continue North 02°09'26" East along said line, a distance of 585.33 feet to a found iron pin; thence North 02°07'59" East a distance of 518.30 feet to the POINT OF BEGINNING containing in all 43,004 square feet or 0.99 acres, more or less.

STATE SURVEYOR'S PLAT CODE:
500-19N-30W-0-03-230-04-1204

Lot Line Adjustment for:
Red Bay LLC & Lerwick I Oil & Gas LLC
2705 & 2707 W OLIVE ST
ROGERS, AR 72756

Project Data	
Drawing Name:	19-03-230-04-1204.dwg
Date:	3/21/2018
Station:	
Field Qty:	U.S. & L.F.S.
Drawn By:	K.E.A.
Checked By:	L.F.S.
Scale:	1"=100'
Sheet:	1 of 1
Revision:	0

BUILDING SETBACK REQUIREMENTS FOR A-1 ZONING:
FRONT: 40'
SIDE: 20'
REAR: 35'

BUILDING SETBACK REQUIREMENTS FOR R-SF ZONING:
FRONT: 30'
SIDE: 10'
REAR: 20'

Surveyor's Certification to Accuracy:

By affixing my seal and signature to this survey plat I do hereby certify that the legal description shown hereon is true and accurate and furthermore that this plat and survey depicted herein meets the minimum requirements for Land Surveys as put forth in the Arkansas Standards of Practice For Property Boundary Surveys and Plats dated August 8, 1982 Rev. May 8, 1992 Rev. March 14, 1996 Rev. (May 21, 2009) Updated 1-24-08 Updated 8-25-08 by Everett Rowland 'State Surveyor, Land Surveys Division'



PROPERTY OWNER AFFIDAVIT

The petitioner, Red Bay, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: A part of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas being more particularly described as commencing at a found iron pin for the Northwest Corner of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West; thence South 17°26'05" East a distance of 1,082.88 feet to a found iron pin; thence North 86°53'18" West a distance of 110.11 feet to a found iron pin; thence South 02°46'00" West a distance of 88.96 feet to a set iron pin for the POINT OF BEGINNING; thence continue South 02°46'00" West along said line, a distance of 171.35 feet to a found iron pin in the North right of way of West Olive Street; thence along said right of way North 87°00'23" West a distance of 250.06 feet to a found iron pin; thence leaving the North right of way line of West Olive Street North 02°09'26" East a distance of 171.37 feet to a set iron pin; thence South 87°00'23" East a distance of 251.88 feet to the POINT OF BEGINNING containing in all 43,004 square feet or 0.99 acres, more or less.

LAYMAN'S DESCRIPTION: 0.86 acres located at 2705 W. Olive St., Rogers, AR 72756

PRESENT ZONING: A-1

ZONING REQUEST: R-SF

Respectfully Submitted,

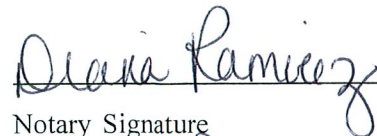
By: 

Darren Printz

Texas
STATE OF ~~ARKANSAS~~
COUNTY OF Cameron

Subscribed and sworn before me this 30 day of March, 2016.





Notary Signature

Diana Ramirez

Notary Name Printed

4/2/2019

Commission Expires

MARGARET ST.

RSF-5

BEECH ST.

CENTER ST.

NORTH 2

A-1

NORTH 26th STREET

RSF

CENTURY DRIVE

R-DP

TURTLE CREEK DRIVE

RMF-12B

R-DP

Rezone
To RSF



R-DP

N. 28th STREET

A-1

N. 27th STREET

RSF-5

A-1

RSF-5

RSF-5

VALLEY WEST DR.

RSF

28TH ST.

R-O

WEST OLIVE STREET

RSF

TURTLE CREEK RD.

RSF

WOOD ST.

27th ST.

RSF

CREEKWOOD RD.

RSF

PARKWOOD DRIVE

RSF-5

28th ST.

RSF-5